Karen Johnson Davidson County
Batch# 321149 DEEDWARR
11/27/2019 08:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20191127-0122599

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https://www.jcrew.com/l/account/order-history

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 576913

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 390,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF November, 2019

Notary Public

MY COMMISSION EXPIRES: July 24, 2023

(AFFIX SEAL) July 24, 2023

MICHELLE LEE PEPPER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Mukesh Kumar Gupta	New Owner	MAP
153 D Woodmont Blvd.		PARCEL 116-03-0C-003.00-CO
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Sterling Property, LLC**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mukesh Kumar Gupta and Anupama Kasera, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit D, together with the appurtenant interest in the common elements of Woodmont Glen, a horizontal property regime established by Master Deed, of record in Book 5407, page 419, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit A to the aforementioned Master Deed and being located upon Lot No. 1 on the Plan of Revised Resubdivision of Lot 150 of Kenner Manor of record in Plat Book 4955, page 83, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Sterling Property, LLC by Warranty deed from Traci B. McMillan and husband, Scott McMillan of record in Instrument No. 20170822-0085943 Register's Office for Davidson County, Tennessee, dated August 18, 2017 and recorded on August 22, 2017.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as 153 D Woodmont Blvd., Nashville, TN 37205.

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TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness ___ hand( ) this the 21 day of November, 2019.

Sterling Property, LLC

BY: Suzanne Vives Sterling Property LLC

ITS: owner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared Suzanne Vives., with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Sole Member of the maker, **Sterling Property, LLC**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 21 day of November, 2019.

Tamieka V. Lee
Notary Public

My Commission expires ~~My Commission Expires~~
May 17, 2023

TAMIEKA V. LEE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

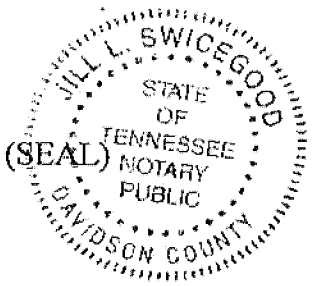
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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